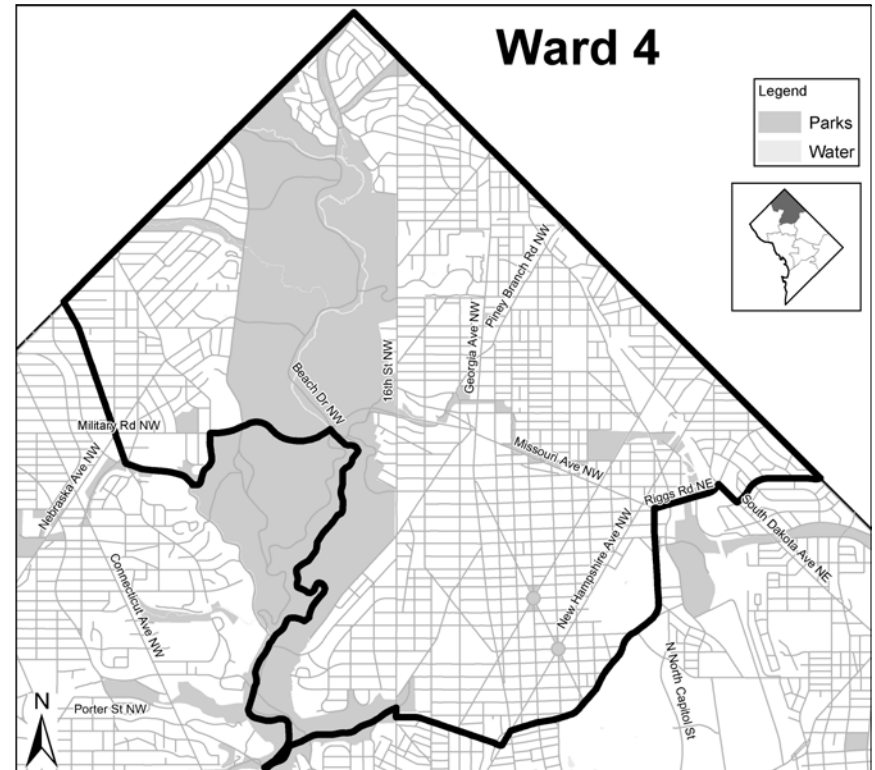
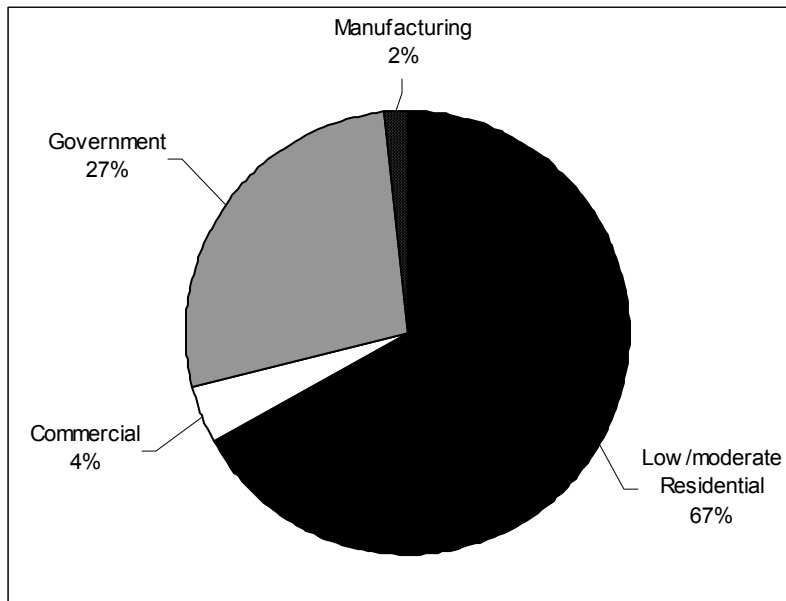


## Ward 4 Land Use Progress

Ward 4 is generally bounded by Spring Road, Rock Creek Church Road, Riggs Road and Kennedy Street on the south; Rock Creek, Military Road and Broad Branch Road on the west; Western Avenue and the District line on the northwest; and Eastern Avenue on the northeast. Its size is 8.99 square miles. Approximately 74,000 people live in Ward 4.

The predominant existing land use is low-moderate density residential (67%). There are concentrations of commercial use in specific corridors, such as upper 14<sup>th</sup> Street NW and Georgia Avenue. As in Ward 3, government is the second predominant use in this ward (27%). This includes a major portion of Rock Creek Park.



Land Use progress in Ward 4 has involved planning for and revitalizing commercial corridors and nodes (Georgia Avenue, 14<sup>th</sup> Street Heights and the Takoma Central District) with new retail and residential development, and improving public facilities. Georgia Avenue is especially important since it is the main commercial spine of Ward 4 and an important city gateway.

## Ward 4 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

### Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

#### ***Development Opportunity Areas (DOAs)***

**DOAs** are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment centers, or a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected Metrorail stations areas (noted as DOA-MS), areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 4 has two *Development Opportunity Areas*: Georgia and Missouri Avenues (DOA #6) and Georgia and New Hampshire Avenues (DOA-MS #7). The latter area is now referred to as Georgia Avenue-Petworth and is located adjacent to a Metrorail station.

#### **Georgia Avenue-Missouri (DOA #6)**

The Georgia Avenue-Missouri DOA is located along the north-central part of the Georgia Avenue corridor, the longest retail strip in the City. It includes Emery Park and the blocks of Georgia Avenue generally located between Kennedy Street and Piney Branch Road. Neighborhood commercial revitalization programs have been in effect in this area for several years, seeking to stimulate economic development and reinvigorate retail businesses on the corridor.

The following progress has been made since 1999:

- In June 2000, Mayor Williams announced the Georgia Avenue Revitalization Initiative. The Initiative extends well beyond this DOA and includes 65 blocks of Georgia Avenue, from S Street on the south to the DC/Maryland line on the north. With this initiative:

11041 (h)  
1104.1 (l) OP, OZ  
1108.1 (g) DHCD,  
1108.1 (n) DDOT

Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>The Government of the District of Columbia has committed \$111 million toward improvement of the corridor through this Initiative. Forty-two blocks of infrastructure and streetscape improvements have already been completed.</li> <li>One of the goals of the Initiative is to transform Georgia Avenue into a series of distinct neighborhood centers. The initiative identifies four centers around which public and private investments will be concentrated: <ul style="list-style-type: none"> <li>Shaw/Howard University Metro and Cultural District (Ward 1)</li> <li>Howard University District (Ward 1)</li> <li>Georgia/Petworth Metro District (discussed below)</li> <li>Upper Georgia Avenue Gateway (discussed later in this table)</li> </ul> </li> </ul>	1104.1 (h) 1104.1 (l) 1108.1 (g) 1108.1 (n)	OP, OZ DHCD, DDOT, DPW, MPD, DPR, DMPED

The following projects have been constructed along the corridor in the vicinity of the intersection of Georgia and Missouri Avenues:

- 6200 Block Façade Improvements. Peoples Involvement Corporation received \$793,000 for administration, design, and hard costs to make façade improvements to 11 buildings in the 6200 block of Georgia Avenue. Construction is now nearing completion.
- Kia Dealership (5959 Georgia Av NW): Curtis Chevrolet was recently expanded to include a Kia dealership.
- Rittenhouse Condos (1000-1008 Rittenhouse NW—adjoins 6200 block of Georgia Av NW): In 2001, Peoples Involvement Corporation received \$975,000 to substantially rehabilitate the existing buildings at 1000 and 1008 Rittenhouse Street NW and convert them into 17 affordable condominiums. The project was completed in April 2002.
- 5320 8<sup>th</sup> Street NW (one block east of the 5300 block of Georgia Av): BHI International received \$360,800 for the acquisition of this property and its rehabilitation as 36 units of affordable rental apartments. The acquisition was completed in May 2002.
- 5401-5407 9<sup>th</sup> Street NW (one block east of the 5400 block of Georgia Av): BHI International received \$470,000 for the acquisition of this property and for its rehabilitation as 34 units of affordable rental apartments. The acquisition was completed in July 2002.
- Brightwood Manor Tenant Association (939 Longfellow NW—one block east of the 5600 block of Georgia Av): The Brightwood Manor Tenants Association received \$600,000 for the acquisition of this property, and its rehabilitation as 39 units of affordable condominiums. The acquisition was completed in May 2002.
- Haydee's Restaurant (6303 Georgia Av NW): This retail business recently opened on this section of the Georgia Av corridor.

The above projects have helped implement several Land Use policies. They demonstrate reinvestment in multi-neighborhood commercial centers, as well as housing construction and renovation in a manner that sustains neighborhood quality and stability.

*Additional actions will be taken to encourage housing and commercial development as part of the Georgia Avenue Revitalization Initiative.*

---

#### **Georgia Avenue-Petworth (Georgia and New Hampshire) (DOA-MS#7)**

The Georgia Avenue/Petworth Metrorail Station DOA is located on the border between Wards 1 and 4. The discussion below includes both the Ward 1 and Ward 4 areas.

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

The designation of this area as a DOA reflects the opportunities created by the new Green Line Metrorail Station at Georgia Avenue-Petworth. Petworth is also located along the Georgia Avenue corridor. This segment of the corridor is one of the busiest bus routes in the District, and has significant potential for redevelopment.

The following activities have taken place during the last four years:

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>• In January 2000, the District purchased unimproved land adjacent to the new Metro station from WMATA for the express purpose of building a new Department of Motor Vehicles Headquarters.</li> <li>• Shortly thereafter, unsolicited proposals for the site were received from private developers. This suggested that the private real estate market was strong enough to sustain activity on this site, and that the DMV might be more suitably located in an area where greater public assistance was needed.</li> <li>• In March 2002, DHCD acquired 3813 &amp; 3815 Georgia Avenue for \$430,000. These properties have been included in the assemblage of properties to be marketed by NCRC.</li> <li>• In August 2002, the DC Office of the Deputy Mayor for Planning and Economic Development, in collaboration with the Office of Planning issued a Request for Expressions of Interest (RFEI) for the District-owned land around the station.</li> <li>• Development teams were invited to respond by describing proposed uses, team qualifications, and prior project experience. A development team has not yet been selected.</li> <li>• Extensive streetscape improvements have been completed along Georgia Avenue between New Hampshire Av and Upshur St. Several retail businesses or offices have opened nearby on Upshur St NW (Habitat for Humanity and Shaka King Men's Clothing), and along Georgia Av (Keith Fritz Furniture and Safari's Restaurant).</li> </ul> | 1104.1 (l)<br>1108.1 (c)<br>1108.1 (n)<br>1115.1 (a-b)<br>1115.1 (h)<br>1118.6<br>1119.1 (g)(2) | DMPED,<br>OP, DHCD<br>DPW,<br>DDOT,<br>DPR, OPM<br>HFA,<br>NCRC |
|---|---|---|

These activities have advanced Land Use policies by encouraging development around Metrorail stations, and promoting new neighborhood commercial centers and mixed use housing areas. The types and intensities of uses now being contemplated around this station are consistent with the Plan's discussion of Metrorail Development Opportunity Areas, and with emerging policy initiatives to promote transit-oriented development.

*The Office of Planning, with support from a consultant team, recently initiated a planning process to develop a strategic development plan for the Station area and a commercial revitalization strategy for the adjacent Georgia Avenue corridor. The following activities are planned as part of this process:*

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>• <i>A Phase I Plan will cover the Metro Station site and the immediately surrounding area (approximately a quarter mile or 5-minute walk radius).</i></li> <li>• <i>This Plan will contain strategies for the District-owned redevelopment sites, including a draft Request for Proposals (RFP) for their disposition and development.</i></li> <li>• <i>A Phase II Plan will be prepared for the Georgia Avenue Corridor from Euclid Street to Decatur Street. The end product for Phase II will be a commercial revitalization strategy for the corridor.</i></li> </ul> | 1104.1 (l)<br>1108.1 (c)<br>1108.1 (n)<br>1115.1 (a-b)<br>1115.1 (h) | DMPED,<br>OP,<br>DHCD,<br>OPW,<br>DDOT,<br>DPR, OPM, |
|--|--|--|

Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>Both phases of the study will address land use, zoning, urban design, traffic and transportation, and real estate and market conditions.</li> <li>This effort is to be completed by June 2003. A community-based process is envisioned, with extensive public input solicited in the development of plans and consideration of future development proposals.</li> </ul>	1118.6 1119.1 (g)(2)	HFA, NCRC
<b>Housing Opportunity Areas (HOAs)</b>		
HOAs are areas where the District expects and encourages significant amounts of new or rehabilitated housing. Although HOAs are not the only areas where new housing units will become available, they represent some of the largest concentrations in the city. Ward 4 has one <i>Housing Opportunity Area</i> .	1104.1 (a) 1104.1 (h)	OP, DCHA
<b>Upshur Street Clinic Area (HOA # 27)</b>		
This Housing Opportunity Area is located at the northwest corner of Upshur and 13 <sup>th</sup> Streets NW. The property is owned by the DCHA. Three mid-rise senior citizen housing buildings were constructed on this site after its designation as an HOA by the 1984 Comp Plan. These buildings have been in place for more than four years and there has been no activity since 1999.	1104.1 (a) 1104.1 (h)	DCHA
<b>Special Treatment Areas (STAs)</b>		
STAs are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives. Ward 4 has no <i>Special Treatment Areas</i> .		
<b>Master Plan Areas (Universities and Institutions) (MPAs)</b>		
MPAs are areas occupied by colleges, universities, and other institutional users of large tracts. Although there are no designated MPAs in Ward 4, the Ward does include Walter Reed Hospital on Georgia Avenue.		

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

## Other Significant Land Use Progress

### *Waterfront Planning Areas*

Ward 4 does not include any waterfront planning areas.

### *Area Plans*

#### *Takoma*

Recent activities in the Takoma area include the completion of a Small Area Plan and the designation of Takoma as a Strategic Neighborhood Investment Program (SNIP) area. Several development projects are also moving forward in this area.

The chronology of the recently completed Takoma Central District planning process is as follows:

- The Office of Planning initiated the process in June 2000, in collaboration with residents and businesses in the Takoma neighborhood.
- An extensive public involvement program was included, including Town Meetings, Citizens Working Group meetings, a neighborhood walk, a community design charette, and topical meetings.

1104.1 (i)	OP,
1108.1 (e)	DMPED,
1108.1 (j)	DDOT,
1119.1 (c)	WMATA,
1119.1 (g)	DPW, DPR

The Takoma Plan itself addresses four fundamental issues: growth, open space, transportation, and community character. Key recommendations include:

- Strengthening the area's role as a transit-oriented "town center" for the surrounding neighborhoods.
- Land use strategies, including zoning changes to facilitate appropriate development, and targeted public investment, which leverages private development on key sites.
- Sites for 355 new housing units. Eight sites are identified, including five slated for densities ranging from 31 to 78 units per acre and three former industrial sites slated for new residential or mixed use development.
- Sites for 45,000 square feet of new retail/office development. Retail uses are to be concentrated on the WMATA site and along Carroll and 4<sup>th</sup> Streets. A zoning overlay has been proposed to require the establishment (or retention) of retail uses on the ground floor of commercial buildings.
- Protection of Takoma's heritage and historic resources.
- Development of the large, publicly-owned parcel at the Metrorail station with mixed use development, including provisions for intermodal connections.
- Incorporation of the Metropolitan Branch Trail in all transportation improvements for the area.

Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>• Creation of a 0.8- to 1.2-acre Village Green as the neighborhood's signature open space.</li> <li>• Design guidelines which ensure that the style, scale and massing of development is compatible with the existing residential neighborhood.</li> <li>• The Plan was completed in January 2002. Over 265 comments were received on the Draft recommendations.</li> <li>• Following a series of public hearings, the Council approved the Plan on June 4, 2002.</li> </ul> <p><i>Actions to implement the Plan are now underway. These actions include a comprehensive transportation study to determine how to best remove regional commuter traffic from local arterial streets. DDOT initiated this study in October 2002 and anticipates its completion later this Spring. It seeks to ensure that traffic congestion problems will not impede revitalization efforts.</i></p> <p>Takoma has also been designated a Strategic Neighborhood Investment Program area by the City. This designation, made in October 2001, is designed to attract and retain residents by:</p> <ul style="list-style-type: none"> <li>• demonstrating visible and meaningful results within three to five years</li> <li>• coordinating capital investments, infrastructure, and community facility improvements with housing and commercial development</li> <li>• leveraging resources by building on strong community and institutional anchors</li> <li>• creating an environment in which private investment will occur.</li> </ul> <p>The above activities are consistent with and have helped implement a number of Land Use objectives and policies. The activities demonstrate the beneficial uses of a small area plan, the promotion of mixed use development around Metrorail stations, and the creation of new, appropriately-scaled housing and commercial opportunities.</p> <p><i>Several projects in the Takoma area are now moving forward. These include:</i></p> <ul style="list-style-type: none"> <li>• <i>306 Carroll Street, NW: This project includes 58 Multi-Family units and 4,500 square feet of retail space.</i></li> <li>• <i>Takoma Metro Condos (Blair Road and Cedar St NW): The project includes 45 condominiums and 1,200 square feet of retail space.</i></li> <li>• <i>WMATA site (Carroll at Cedar St NW): Proposals for the WMATA site will be considered in the future. Mixed use projects, which maximize the site's proximity to transit, will be encouraged.</i></li> </ul> <p><i>Additional transit oriented development is likely in this area in the future, as the sites identified in the Takoma Plan are rezoned and become available for new uses.</i></p>	1104.1(i), 1108.1(e), 1108.1(j), 1119.1(c), 1119.1(g)	OP, DMPED, DDOT, WMATA, DPW, DPR

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

### ***Other Areas and Projects***

#### **Upper Georgia Avenue Gateway**

Pursuant to the Georgia Avenue Revitalization Initiative, a number of public and private projects have proceeded in the upper part of the corridor. These include:

- Streetscape Improvements: DDOT received \$641,625 to make streetscape improvements on Georgia Avenue from Fern Street to Eastern Avenue to improve sidewalk lighting. The project was completed in Fall of 2001.
- Additional streetscape improvements, led by the Georgia Avenue Gateway Revitalization Corporation and ANC 4A, included the installation of 38 curbside tree boxes, 27 sidewalk planters, five tree box guards and two hanging planters.
- 7300 and 7700 Block Façade Improvements: In 2002, the Gateway Georgia Avenue Corporation received \$534,000 for administration, design, and construction of façade improvements in the 7300 and 7700 blocks (in the Shepherd Park area). Sixteen facades have been upgraded in the 7300 block, and 7 facades are under design in the 7700 block.
- Kamit Institute for Magnificent Achievers Public Charter School (7301 Georgia Avenue NW): This establishment opened in April 2001.
- Nile Market and Kitchen (7814 Georgia Av NW): This new business was recently established. Several blocks to the south (7331 Georgia Av), El Tamarindo Restaurant was recently expanded.
- Georgia Avenue Business Resource Center: This facility opened in August 2000 in the 7400 block, providing direct assistance to small businesses, including both tenants and owners.
- Aspen Court Apartments (6650-76 Georgia Av NW): This 105 multi-family project was recently completed.
- James Gallery (7610 Georgia Av NW): This project was recently completed.

1104.1(l),  
1108.1(c),  
1108.1(n)

DHCD  
DDOT  
DCRA  
DOES

These projects have helped advance Land Use policies by upgrading and consolidating strip commercial areas, enhancing existing commercial districts, and promoting compatible mixed use development.

#### **14<sup>th</sup> Street Heights**

In April 2002, 14<sup>th</sup> Street Heights (the shopping strip along the west side of 14<sup>th</sup> Street between Webster and Decatur Streets NW) was one of five areas to be designated under the District's "ReSTORE DC" Main Street program. The program's mission is to create vibrant commercial districts that are attractive and embrace the needs of the City's diverse communities. This is achieved through organization, design, promotion and economic revitalization.

Highlights include:

- Implementation of ReStore DC programs and events by the Upper 14<sup>th</sup> Street Economic Development Task Force with a first-year allocation of \$80,000.



Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> <li>• <i>A Community Visioning Session (held February 24, 2003), a commercial property inventory, a market study, development of a farmer's market, and the first annual Cherry Blossom Celebration.</i></li> <li>• Development of a youth services facility at 4708 14<sup>th</sup> Street. The facility is being developed by "Cease Fire Don't Smoke the Brothers" with approximately \$39,000 in aid provided for acquisition and design in 2001 and 2002. Construction is anticipated to begin in the Spring of 2003.</li> <li>• Opening of a new coffeehouse, Mocha Hut, at 4706 14<sup>th</sup> Street NW.</li> </ul> <p>The Land Use Element of the Comp Plan designates the 14<sup>th</sup> Street Heights area as a neighborhood commercial center to be upgraded. Recent activities have supported that designation and have helped implement Land Use policies promoting commercial revitalization.</p>	1108.1(c)	DMPED DHCD
<b>North Capitol Corridor</b> <p>North Capitol Senior Housing PUD: The Zoning Commission recently approved plans to redevelop a long-vacant 0.71-acre property located southeast of the North Capitol Street intersection with Riggs Road NE. Highlights include:</p> <ul style="list-style-type: none"> <li>• This joint effort of the Retirement Housing Foundation and the Plymouth Congregational Church (located immediately north of Riggs Road) will provide sixty-eight one-bedroom units for elderly tenants and a two-bedroom apartment for the site manager. Project funding includes HUD 202 grants.</li> <li>• Commission PUD approval included rezoning the property from C-1 to C-2-A to increase the allowable residential density.</li> </ul> <p><i>Although residential use does not match the Comprehensive Plan designation, the Commission agreed that this project supports other Plan goals, provides the level of community benefits and amenities required for a PUD, and eliminates the potential for development of a commercial traffic generator that could negatively impact a very congested intersection.</i></p>		
	1104.1(h)	OP, OZ

Action	Objectives and/or Policies	Agencies Involved
<b>Blair Rd Industrial Area</b>		
This area extends along the railroad between Fort Totten and the Maryland/DC border. A 40,000 square foot industrial building is now under construction at Blair Rd NW and Kansas Avenue. Its development is consistent with Comp Plan policies supporting viable industrial land uses providing jobs, services, and fiscal benefits.	1111.1(a)	DCRA
<b>Public Facilities Development (Schools, Parks, Other)</b>		
<b>Schools</b>		
The following Ward 4 schools have been constructed or renovated since 1999:		
<ul style="list-style-type: none"> <li>Barnard ES (430 Decatur Street NW): The original building is being replaced with a new facility. Barnard is programmed for 520 students in 72,500 SF of floor space. Construction started in June 2001 and is expected to be finished in Spring 2003. The estimated cost is \$24 million. School construction and renovation has helped advance Land Use Element policies to ensure adequate access to educational facilities in all neighborhoods.</li> </ul>		
<i>The following additional Ward 4 facilities are planned for construction or renovation by FY '06:</i>		
<ul style="list-style-type: none"> <li>Brightwood ES (1325 Nicholson Street, NW): This planned modernization program encompasses about 78,000 square feet. Work will be accomplished in three phases, with the students remaining on site. The project is scheduled for completion in 2005 at a cost of \$18.5 million.</li> <li>MacFarland MS (4400 Iowa Ave NW): This project will result in a fully modernized facility for 600 students in a program area of 102,000 SF. The project costs are \$23.9 million.</li> <li>Raymond ES (915 Spring Road NW): The school is scheduled for a complete modernization. Project area is 70,500 square feet, with a capacity of 470 students. Estimated costs are \$17.1 million.</li> <li>Rudolph ES (5200 2<sup>nd</sup> St NW): This modernization program will cover 75,000 square feet and will accommodate 500 students. Costs are projected at \$21.7 million.</li> <li>Roosevelt SHS (4301 13<sup>th</sup> St. NW): A fully modernized school for 1,000 students in grades 9-12 is planned. The program area will be 180,000 SF and the cost is projected at \$46.7 million.</li> </ul>	1100.2(a)	DCPS
<b>Parks and Recreation Centers</b>		
The following Ward 4 parks or recreational areas have capital projects underway:	1100.2(a)	DHCD, DPR
<ul style="list-style-type: none"> <li>Emery Recreation Center: A new \$5.2 million 2-story recreation building is nearing completion.</li> <li>Takoma Recreation and Aquatic Center: This \$14.6 million project by the Department of Parks and Recreation will provide a</li> </ul>		

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

new recreation and aquatic center, including an Olympic-sized indoor pool, and an exercise and weight room. Groundbreaking was in November 2002 and completion is projected for 2005.

- Metropolitan Branch Trail: Plans for the Metropolitan Branch Trail between Silver Spring and Union Station are moving forward. The trail will enhance bicycle commuting and provide a recreational amenity. Sections have already been completed in Wards 5 and 6. DDOT is working to establish the trail alignment on other segments, including those in Ward 4. Real estate acquisition and construction will follow the alignment studies.
- Upshur Park: The Department of Parks and Recreation received \$93,000 to renovate and add public art to Upshur Park. The project was completed in Fall of 2001.
- Lafayette Recreation Center: Athletic fields at this recreation center have recently been renovated.
- Fort Stevens Recreation Center: Renovation has been completed.
- Arkansas Av Pocket Park: This small open space has been enhanced with the addition of public art.

These projects have helped forward Land Use policies by providing adequate recreational facilities to all neighborhoods.

*In addition to the projects listed above, a \$4.8 million renovation of Lamond Recreation Center on Tuckerman St NE is planned.*